

Dear Joel,

Thank you for submitting the AFCA Housing Committee's comments and questions regarding the ongoing Missing Middle Housing Study (MMHS).

We understand that you and others throughout the community are looking for more detailed answers and data. While the [Research Compendium](#) provides significant background and framing for the Study, it does not represent a comprehensive position or recommendation. In other words, there is no "proposal" on the table yet. The work to engage with and answer the community's questions has only just begun.

The questions you've asked are poised to be answered as the study continues. As the [MMHS Website details](#), the study is envisioned as a 3-phase process and staff is still very much in the first phase of building common understanding about housing trends and housing gaps, the study's goals, and the overall process timeline. This phase also includes identification of community priorities and concerns – which you have thoughtfully presented in your letter.

The draft Phase 1 Report, anticipated to be posted for public review this summer, will provide much more detail on the key community priorities and concerns, and recommendations for housing types and a scope of study for Phase 2. I encourage the committee to review the draft Phase 1 Report when it is posted.

If additional questions remain about the scope of work for Phase 2 and the questions to be addressed in Phase 2, staff would be happy to meet with the committee for an informal discussion. Please reach out directly to the Study lead staff, Kellie Brown [[kebrown@arlingtonva.us](mailto:kebrown@arlingtonva.us) or 703.228.3524], if you'd like to advance such a discussion. After this discussion with the Study lead, please do let us know if you have additional questions or concerns. We would be happy to arrange a meeting with Board Members over the coming months.

We ensured that the MMHS Team has been informed of your letter and will include it in the overall record of comment within this phase of the Study. We expect that the Focused Study Phase, anticipated for 2022, will delve deeper into the important contextual answers that you've requested. We want to emphasize that many of these questions are the same ones we've heard from other stakeholders, and indeed, hope to see more fully developed answers to ourselves as the Study continues.

Thank you again for writing and for engaging with this important effort.

Sincerely,

Matt

Matt de Ferranti

Chair, Arlington County Board